



April 13, 2010

Mr. Edward Scott, General Partner  
East Street Plaza Partnership  
117 West Patrick Street  
Frederick, Maryland 21701

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RE: East Street Plaza Partnership  
Frederick County, Maryland  
Our Job No.: 2010-0322

Dear Mr. Scott:

East Street plaza Partnership is preparing to Annex into the Town of New Market the following properties (Please see the attached Annexation Plat):

- East Side Acres, LLC;
- East Street Plaza Partnership; and
- New Market Food Lion Center, LLC.

East Street Plaza Partnership plans to develop Lot 3 with an approximate 3,300 square foot Bank with Drive Thru Lanes and develop Lot 5 with another 3,300 square foot Bank with Drive Thru Lanes.

Since the Town of New Market does not have an APFO, the applicant has requested that the Traffic Group, Inc. analyze the traffic impact associated with these uses under Frederick County's APFO Methodology. We have reviewed the traffic impacts associated with these uses on affected intersections in the area and have determined that the two affected intersections are Old National Pike @ Bartholows Road and Old National Pike @ Morning Gate Lane. These two intersections currently have escrow accounts established under the County APFO. In order to comply with County APFO Methodology, East Street Plaza Partnership would be required to make a pro rata share contribution to these intersections based on the following analysis:

- Old National Pike @ Bartholows Road – Escrow Account Number 3309 for Traffic Signalization – Total Escrow = \$110,500; and
- Old National Pike @ Morning Gate Lane – Escrow Account Number 3299 for Traffic Signalization – Total Escrow = \$184,368.

The Traffic Group, Inc. has recently completed a few projects in which similar contributions were made to these intersections based on their impact to these intersections. The Traffic Group, Inc. used the traffic data and study results from the recently completed CVS Traffic Impact Study which is located on the south side of Old National Pike just to the east of this development.

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Lot 3 is planned to be developed with a 3,300 square foot Bank with Drive Thru Lanes and the trips expected to be generated can be found on Exhibit 1. Based on the McDonalds Corporation Site Plan Approval (SP98-37 – See attached), Lot 5 was approved under Frederick County APFO for a 5,000 square foot McDonalds with Drive Thru; however, a 3,686 square foot McDonalds with Drive Thru was constructed which allowed for the excess trips to be allocated to the remaining section of undeveloped portion of Lot 5. Exhibit 2 details the difference in trips that can be allocated to the remaining portion of Lot 5. We have developed the trips expected to be generated by this development and it can be found on Exhibit 2. Please note that for pro rata share purposes, the difference of trips approved minus trips associated with the constructed McDonalds was removed.

Therefore, the following pro rata share contributions would be as follows:

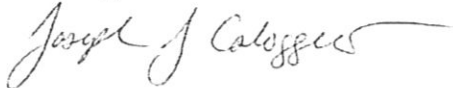
**Lot 3 and Lot 5**

- *3,300 square foot Bank with Drive Thru Lanes on each (see Exhibit 3) = \$17,215*

It was also requested to review the need for an additional right turn lane from eastbound Old National Pike to northbound MD 75. Based on our review of past Traffic Impact Studies, additional improvements at the intersection of MD 75 @ Old National Pike are not necessary especially with the improvements recently made at this location by the State Highway Administration with the additional left turn from eastbound Old National Pike to southbound MD 75.

If you have questions, please let me know.

Sincerely,



Joseph J. Caloggero, P.E., PTOE, PTP  
Senior Project Manager

JJC:clg

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## TRIP GENERATION RATES

<u>LAND USE</u>	<u>FORMULA</u>	<u>DISTRIBUTION</u>
<b>Fast Food Rest. w/Drive-Thru (ksf, ITE-934)</b>		
Morning Trips = 49.35 x ksf		51/49
Evening Trips = 33.84 x ksf		52/48
<b>Drive-in Bank (ksf, ITE-912)</b>		
Morning Trips = 12.35 x ksf		56/44
Evening Trips = 25.82 x ksf		50/50

## TRIP GENERATION TOTALS

			<b>Morning Peak Hour</b>			<b>Evening Peak Hour</b>		
			<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
<b>Existing McDonald's</b>								
Approved	5,000	sq.ft. Fast Food Rest.	126	121	247	88	81	169
Existing	3,686	sq.ft. Fast Food Rest.	93	89	182	65	60	125
<b>Line 1 -- Difference</b>			<b>33</b>	<b>32</b>	<b>65</b>	<b>23</b>	<b>21</b>	<b>44</b>

## **New Market Annexation - Lot 5**

3,300	sq.ft. Drive-in Bank	23	18	41	42	43	85
	Deduction (Line 1)	<u>-33</u>	<u>-32</u>	<u>-65</u>	<u>-23</u>	<u>-21</u>	<u>-44</u>
	Total Trips	-10	-14	-24	19	22	41
	<u>Pass-by Trips (PM-47%)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>-9</u>	<u>-10</u>	<u>-19</u>
	<b>New Trips</b>	<b>-10</b>	<b>-14</b>	<b>-24</b>	<b>10</b>	<b>12</b>	<b>22</b>

Note: Trip generation rates derived from ITE Trip Generation, 8th Edition, 2008.



## EXHIBIT 2 TRIP GENERATION RATES AND TOTALS FOR NEW MARKET ANNEXATION - LOT 5

## CALCULATION OF PRO-RATA SHARE PERCENTAGE

		CLV	CLV	CLV	CLV ADDED	% SHARE
Morning Peak Hour Traffic		EX	BACK	TOTAL	BY SITE	BY SITE
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD	261	327	331	4	5.71%
	TOTAL CLV LESS EXISTING CLV			70		
2	OLD NATIONAL PIKE @ MORNING GATE LANE	688	959	973	14	4.91%
	TOTAL CLV LESS EXISTING CLV			285		
Evening Peak Hour Traffic		EX	BACK	TOTAL	BY SITE	BY SITE
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD	481	585	592	7	6.31%
	TOTAL CLV LESS EXISTING CLV			111		
2	OLD NATIONAL PIKE @ MORNING GATE LANE	799	1226	1256	30	6.56%
	TOTAL CLV LESS EXISTING CLV			457		

AM - PM
AVERAGE
6.01%
5.74%

## CALCULATION OF PRO-RATA SHARE COST

DOL	Escrow Account Location	Escrow Account	Escrow Cost	Pro-Rata Share	Pro-Rata Cost
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD Traffic Signalization	#3309 (21565)	\$110,500	6.01%	\$6,641
2	OLD NATIONAL PIKE @ MORNING GATE LANE Traffic Signalization	#3299 (21561)	\$184,368	5.74%	\$10,574
	TOTALS - ESCROW & PRO-RATA	All Accounts	\$294,868		\$17,215



## EXHIBIT 3 PRO-RATA SHARE ANALYSIS - NEW MARKET ANNEXATION LOT 3 & LOT 5

## CALCULATION OF PRO-RATA SHARE PERCENTAGE

		CLV	CLV	CLV	CLV ADDED	% SHARE	AM - PM AVERAGE
<b>Morning Peak Hour Traffic</b>		<b>EX</b>	<b>BACK</b>	<b>TOTAL</b>	<b>BY SITE</b>	<b>BY SITE</b>	
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD	261	327	331	4	5.71%	5.15%
	TOTAL CLV LESS EXISTING CLV			70			
2	OLD NATIONAL PIKE @ MORNING GATE LANE	688	959	973	14	4.91%	4.48%
	TOTAL CLV LESS EXISTING CLV			285			
<b>Evening Peak Hour Traffic</b>		<b>EX</b>	<b>BACK</b>	<b>TOTAL</b>	<b>BY SITE</b>	<b>BY SITE</b>	
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD	481	585	590	5	4.59%	
	TOTAL CLV LESS EXISTING CLV			109			
2	OLD NATIONAL PIKE @ MORNING GATE LANE	799	1226	1244	18	4.04%	
	TOTAL CLV LESS EXISTING CLV			445			

## CALCULATION OF PRO-RATA SHARE COST

DOL	Escrow Account Location	Escrow Account	Escrow Cost	Pro-Rata Share	Pro-Rata Cost
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD Traffic Signalization	#3309 (21565)	\$110,500	5.15%	\$5,691
2	OLD NATIONAL PIKE @ MORNING GATE LANE Traffic Signalization	#3299 (21561)	\$184,368	4.48%	\$8,250
	<b>TOTALS - ESCROW &amp; PRO-RATA</b>	<b>All Accounts</b>	<b>\$294,868</b>		<b>\$13,941</b>



## EXHIBIT 3A PRO-RATA SHARE ANALYSIS - NEW MARKET ANNEXATION LOT 3 ONLY